



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
275-551.041

August 4, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**STORM DRAIN BOND ISSUE PROJECT NO. 551, LYNWOOD (1958) - PARCEL 4EX
QUITCLAIM OF EASEMENT - CITY OF LYNWOOD
SUPERVISORIAL DISTRICT 2
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Project No. 551, Parcel 4EX (10,355± square feet), to be no longer required for the purposes of the Los Angeles County Flood Control District. The parcel is located west of Wright Road, between Cortland Avenue and Martin Luther King Jr. Boulevard in the City of Lynwood.
3. Authorize the quitclaim of easement to the underlying fee owner, Lynwood Unified School District, for \$2,500.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to quitclaim its easement in Project No. 551, Parcel 4EX, to the underlying fee property owner, Lynwood Unified School District. The Flood Control District acquired the easement in, over, and across Parcel 4EX for the purpose of constructing, operating, and maintaining a covered storm drain and appurtenant structures. The underlying fee owner, Lynwood Unified School District, requested this easement be quitclaimed to them and offered to grant the Flood Control District alternative easements for covered storm drain purposes in Parcel 4DA and an easement for ingress and egress in Parcel 4IE. The new easements were granted to the Flood Control District and the deed was recorded.

Implementation of County Strategic Plan Goal

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes.

FISCAL IMPACT/FINANCING

The School District paid \$2,500 for this easement. This amount represents the Flood Control District's minimum sales price and it has been deposited into the Flood Control District Fund. Additionally, the School District granted the Flood Control District easements for covered storm drain and ingress and egress purposes. The value of the easements acquired by the Flood Control District exceed the value of the easement to be quitclaimed to the School District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
August 4, 2005
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CONCLUSION

This action is in the Flood Control District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to Public Works, retaining one duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

OM:psr
P6:\BD LTR CITY OF LYNWOOD

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Lynwood Unified School District
11321 Bullis Road
Lynwood, CA 90262
Attention: Superintendent

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO
SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:
6189-032-900 (Portion)

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the LYNWOOD UNIFIED SCHOOL DISTRICT, a school district duly organized and existing under the laws of the State of California, all its right, title, and interest in and to that certain easement for covered storm drain and appurtenant structures acquired by Easement document recorded June 1, 1961, as Document No. 3630, in Book D1239, page 615, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Lynwood, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

275-551
LYNWOOD 4EX
275-551-RW2.1
S.D. 2 M0321009

OAG:adg\PICONF\q 275-551

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

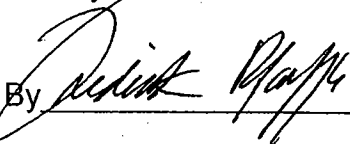
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By  _____

APPROVED as to title and execution,

_____, 20____

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant dated _____ from Los Angeles County Flood Control District, a body corporate and politic, to the Lynwood Unified School (District), is hereby accepted by the undersigned officer, pursuant to authority conferred by resolution of the Board of said District adopted on _____, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____

EXHIBIT A

275-551
LYNWOOD 4EX
275-551-RW 2.1
A.P.N. 6189-032-900 (por)
T.G. 735(E1)
I.M. 069-217
S.D. 2
M0321009

LEGAL DESCRIPTION

PARCEL NO. 4EX (Quitclaim of a portion of easement):

All that portion of that certain 20-foot strip of land in Lot 1, Slauson Tract, as shown on map recorded in Book 3, page 348, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book D1239, page 615, of Official Records, in the office of said recorder.

EXCEPTING therefrom those portions lying westerly of the generally easterly side line, and its northerly and southerly prolongations, of that 20-foot strip of land lying 10.00 feet on each side of the following described centerline:

Beginning at a point in that certain course described as having a bearing and length of S. 2° 59' 15" E. 235.73 feet in the centerline of said first mentioned 20-foot strip of land, being distant thereon South 2° 59' 15" East 51.93 feet from its northerly terminus, said point also being the beginning of a tangent curve concave northwesterly and having a radius of 104.25 feet; thence southwesterly along said curve, through a central angle of 54° 36' 39", an arc distance of 99.36 feet to the beginning of a reverse curve concave southeasterly and having a radius of 150.00 feet; thence southwesterly along said reverse curve, through a central angle of 32° 35' 48", an arc distance of 85.34 feet; thence tangent to said reverse curve South 19° 01' 36" West 173.78 feet to the beginning of a tangent curve concave northeasterly and having a radius of 150.00 feet; thence southeasterly along said last mentioned curve, through a central angle of 61° 20' 40", an arc distance of 160.60 feet to the beginning of a reverse curve concave southwesterly and having a radius of 150.00 feet, said last mentioned reverse curve also being tangent at its southerly terminus to that certain course described as having a bearing and length of S. 12° 43' 00" W. 610.53 feet in the center line of said first mentioned certain 20-foot strip of land; thence southeasterly along said last mentioned curve, through a central angle of 55° 02' 04", an arc distance of 144.08 feet to said last mentioned certain course.

Containing: 10,355± square feet.